

EXHIBIT B

GS-11B-02243

1400 WILSON BOULEVARD

ARLINGTON, VA

Lessor's Work

Lessor, at Lessor's sole cost and expense, shall perform the following building improvements at 1400 Wilson Boulevard in connection with SFO No. 9VA2313 prior to March 1, 2012 (provided however that if the Lease is executed after March 1, 2011, such completion date shall be the one year anniversary of the date of execution):

- 1) Main Electric Room – Install alarm point to monitor possible future water leaks.
- 2) Main telephone room – Install alarm point to monitor possible future water leaks.
- 3) Garage level egress – Issues associated with Garage Level Egress shall be addressed and mitigated as follows:
 - Create new ADA ingress/egress at the right side of the main garage entrance.
 - Retrofit a portion of the existing steel mesh fenced area with panic-bar fitted door and associated support and framing.
 - Re-cast garage apron to be flush with garage floor.
- 4) Handicapped Accessible Parking – Issues associated and identified with Handicapped Accessible Parking shall be addressed and mitigated as follows:
 - Re-stripe and install associated handicapped signage for approximately eight (8) handicapped parking spaces located on the "Upper A" level of garage.
 - Install signage to designate accessible egress route for handicapped personnel.
 - Install one (1) automatic door operator by elevator lobby steel door leading to "Upper A" level handicapped parking area.
- 5) A new complete Lightning Protection system will be installed in compliance with NEC code requirements of Underwriters Laboratories, Inc. and installation requirements for Lightning Protection Systems UL96A, National Fire Protections Association, Inc. Lightning Protection Code NFPA780 and the Lightning Protection Institute, Standard of Practice LPI-175.
- 6) Roof: The Lessor will make repairs to roofs as leaks occur within 30 days of notice of a leak.
- 7) Penthouse Walls: The Lessor will repair and paint exterior penthouse walls and seal penetrations caused by piping or other conduits. (Note: rust stains on interior penthouse walls is associated with roof leaks through old penthouse roof which was replaced August 2010).

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8) Stairwells: The following work will be performed in the stairwells of the building:

- Install "cage-style" light covers over existing stairwell light fixtures. At stairwell #1, floor 1, demise bundle of MC cables using metal frame studs and two sheets of drywall so that affected area is code compliant. At stairwell #1, floor 2, demise mechanical duct using metal frame studs and two sheets of drywall so that affected area is code compliant.

9) Access panels: The Lessor shall do the following:

- Repair or replace damaged or otherwise malfunctioning access panels as appropriate.
- Patch and paint wall cracks caused by panels.

10) Windows: The Lessor shall supply and install Madico Safety Shield 800 on all windows facing the exterior in order to meet GSA Safety Level 3.b.

11) Lighting system energy management: Lessor shall install "occupancy sensors" as appropriate in all office and occupied areas on floors 1-12. On each floor install approximately eight (8) ceiling mounted sensors for open work areas. Each partitioned office will receive one wall-mounted sensor.

12) Infrared: Complete an infrared inspection in 2011 per BOMA industry best practices. Lessor shall make any and all repairs per the findings and recommendations of the inspection; provided (i) such repairs shall be limited to the base building and (ii) Lessor shall have no obligation to repair any items listed on Exhibit D or to make any repairs in any portions of the leased premises to which Lessor has not had access as a result of the Government's tenancy.

13) Elevators: Elevator control systems will be replaced in accordance with Elevator Modernization Specification, dated June 29, 2010 as prepared by Bruce Robertson, Lerch Bates, Inc. project manager.

14) Electrical System: Lessor will provide new distribution capacity to each floor as required to bring the electrical capacity of each floor to 7 watts.

15) Fire and Life Safety: Lessor will address items 1-20 listed as "Findings and Recommendations" shown on SFO Attachment #4 Fire Protection & Life Safety Evaluation (11 pages dated March 23, 2010) (notwithstanding anything to the contrary in the Lease, Lessor may complete this work at any time prior to March 1, 2012, provided however that if the Lease is executed after March 1, 2011, such completion date shall be the one year anniversary of the date of execution). Upon completion of such work, the fire and life safety system shall comply with all applicable code requirements; provided, however, that Lessor shall have no obligation to perform work on, or make any representations as to the code-compliance of, (i) any items that are the responsibility of the Government pursuant to Exhibit D and (ii) any portions of the leased premises (and any fire and life safety systems contained therein) to which Lessor has not had access as a result of the Government's tenancy (which portions of the leased premises and safety systems the Government shall maintain in accordance with applicable codes).

16) Restrooms: The Lessor will replace existing bathroom faucets with ADAAG high gooseneck, auto sensor or wrist paddle style faucet sets.

17) HVAC equipment and controls: per the report dated 5/20/10 and prepared by Terry Donegan, PE, Building Evaluations, LLC, the following shall be completed:

- Replace penthouse pneumatic HVAC controls with new Direct Digital Controls (DDC), control valves and damper motors. Replace all Variable Air Volume (VAV) box controls with new DDC

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controls. Remove existing "Cylon" Building Management System (BMS) and replace or upgrade with new BMS system to interface with new DDC controls.

- Refurbish and clean remaining pneumatic controls system, which shall serve only the fan coil units and their associated pneumatic thermostats and two-way control valves.
- Refurbish the two existing Air Handling Units (AHU). Install new damper actuators to be controlled by new DDC controls, pressure clean the coils, scrape off and coat areas of rust, check fan shafts and bearings.

Renovation/Improvement History

The following work has been completed at the building over the past 10 years:

2000 – The fire alarm system was replaced with a fully addressable voice communication system that can be heard throughout the building.

2003 – Extensive concrete repairs to the parking garage

2007 – Replacement of chiller with a multi-stack chiller that allows multi-stage cooling for maximum energy efficiency and redundancy

2008 – Replacement of the base building cooling tower

2009 – The following work was completed:

- Completion of extensive exterior façade repairs
- Replacement of exterior sealants on all windows
- Re-painting of entire building
- Extensive repairs to the 3rd floor balcony to address leak concerns.

2010 – The following work was completed:

- Waterproofing of walls and re-routing of drain line of Main Electric Room.
- Waterproofing of walls and re-routing of drain line of Main Telephone Room.
- Penthouse roof has been replaced with a new Firestone APP 170 & APP 180 modified bitumen membrane system. System is covered by a 15-year warranty. (Note: the source of water stains and rust on the interior penthouse walls was water seeping through the old roof system).
- Masonry cracks previously noted in stairwell 1, floors 1, 5 & 6 have been repaired.

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